

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Sana Kausar Shaikh Tausif



Rahul R. Zawar

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To,
ICICI Home Finance Company Ltd.
Branch Jalgaon.

TITLE VERIFICATION REPORT

1)	Name of the Applicant Sana Kausar Shaikh Tausif R/o. Chopda, Tal. Chopda & Dist. Jalgaon			
2)	Name of the Owner Shantilal Tarachand Bothra R/o. Chopda, Tal. Chopda & Dist. Jalgaon			
3)	Purpose of Investigation For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/2014 up to 22/08/2026.			
4)	PART – I : Document Scrutinized			
	Sr. No.	Date and Document No.	Name of Documents	Whether Original/ Photocopy / Certified
	1.	30/05/2005 D. No. 1851	Sale Deed	Photocopy
	2.	31/01/2005 D. No. 285	Agreement to Sale	Photocopy
	3.	13/05/2026	7/12 Extract	Photocopy
	4.	16/12/2025	Mutation Entries	Photocopy
	5.	23/07/2019	N. A. Order	Photocopy
	6.	26/06/2019	Demarcated Layout	Photocopy
	7.	25/11/2021	Amalgamation & Sub-Division Plan	Photocopy
	8.	22/10/2022	Commencement Certificate	Photocopy
	9.	22/10/2022	Approved Plan	Photocopy
5)	PART – II : Description of the Property All piece and parcel of Plot No. 32/33/34/1 (Block No. 4) admeasuring area 84.00 Sq. Mtr. out of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon. The Property is bounded as :			
	East	9 Mtr. Road		
	West	Plot No.41		
	North	Plot No.37		
	South	Plot No.39		
6)	Inspection Receipt No. P - 409/08/2026 on dated 22/08/2026 CERSAI Ref. No. 4636687729847 on dated 22/08/2026			



7)	Past and Previous transactions :
A.	Property previously own by Govardhan Chaitram Chaudhari
B.	As Per M. E. No. 15549 on dated 30/12/2003 Govardhan Chaitram Chaudhari Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R & Other Gats of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 50,000/-to State Bank of India On dated 26/12/2003
C.	As Per M. E. No. 16465 on dated 25/09/2004 Govardhan Chaitram Chaudhari Released above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R & Other Gats of Chopda, Tal. Chopda & Dist. Jalgaon, by re-payment of Loan amount Rs 50,000/-to State Bank of India By Re-Conveyance Deed No. 3680 on dated 24/09/2004
D.	As Per M. E. No. 16466 on dated 25/09/2004 Govardhan Chaitram Chaudhari Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 6,50,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. On dated 24/09/2004
E.	As Per M. E. No. 17090 on dated 01/02/2005 Govardhan Chaitram Chaudhari Made & Register Agreement to Sale of above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Consideration amount Rs 4,90,000/-to Shantilal Tarachand Bothra By Agreement to Sale No. 285 on dated 31/01/2005
F.	As Per M. E. No. 17513 on dated 04/06/2005 Govardhan Chaitram Chaudhari Sold above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Consideration amount Rs 4,90,000/-to Shantilal Tarachand Bothra By Sale Deed No. 1851 on dated 30/05/2005
G.	As Per M.E. No. 30279 on dated 07/01/2014 Shantilal Tarachand Bothra Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 20,00,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. By Mortgage Deed No. 89 on dated 06/01/2014
H.	As Per M.E. No. 30281 on dated 07/01/2014 Shantilal Tarachand Bothra Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 20,00,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. By Mortgage Deed No. 90 on dated 06/01/2014

I.	Thereafter Shantilal Tarachand Bothra Obtain Demarcated Layout from by Hon'ble Assistant town Planner, Municipal Council, Chopda on dated 26/06/2019 regarding of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon & converted above Gat into Plots.			
J.	As Per M. E. No. 40913 on dated 22/07/2019 Shantilal Tarachand Bothra Released above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, by re-payment of Loan amount Rs. 6,50,000 Mortgage dated 24/09/2004 Rs. 20,00,000 Mortgage dated 06/01/2014 Rs. 20,00,000 Mortgage dated 06/01/2014 Total = 46,50,000/- to Mahavir Nagari Sahakari Patpedhi Ltd. By Re-Conveyance Deed No. 3311 on dated 17/07/2019			
K.	Thereafter Shantilal Tarachand Bothra obtain Permission for SANAD u/s 44 of MLRC Act, 1966 from by Hon'ble Tahasildar, Chopda by an Order No. JAMIN-1/KAVI/398/2019 on dated 23/07/2019 regarding of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon			
L.	As per Amalgamated & Sub-Division Plan Shantilal Tarachand Bothra Amalgamated & Sub-Division of above property i.e. All piece and parcel of Plot No. 32,33,34 as Plot No. 32 to 34/1 to 32 to 34/4 out of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon with permission of Municipal Council, Chopda. On dated 25/11/2021			
M.	Thereafter, Shantilal Tarachand Bothra obtains Commencement Certificate and approved plan regarding said property from Chopda Municipal Council, on dated 22/10/2022.			
N.	As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.			
8)	PART -III: Encumbrance Certificate for the period of 13 years.			
	I have carried out verification for 13 year from 2014 to till today in Government Authorized Website https://igrmaharashtra.gov.in with Paid Search. I have come up with the following observation.			
9)	PART - IV : Legal Opinion			
	I personally gone through the Available online records of Government Authorized Website https://igrmaharashtra.gov.in with Paid Search from the year 01/01/2014 up to 22/08/2026. I also inspect document mentioned at column No. 4 as provided by applicants and presume that all documents which are provided to me are true and genuine. I come to the conclusion that the title of the intending borrower Sana Kausar Shaikh Tausif is/are clear, clean and marketable after Registered sale deed regarding above property with Shantilal Tarachand Bothra and said property is not under any acquisition or requisition by any public and private authority. I do not find any entry encumbering the said property and the ICICI HFC LTD. can create Mortgage after obtaining following documents.			
	Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy / Certified/Digital
	1.	-----	Sale Deed Executed by Shantilal Tarachand Bothra in favor of Sana Kausar Shaikh Tausif with R.R.	Original

2.	30/05/2005 D. No. 1851	Sale Deed with R.R.	Photocopy
3.	31/01/2005 D. No. 285	Agreement to Sale with R.R.	Photocopy
4.	13/05/2026	7/12 Extract	Digital /Certified
5.	Fresh	7/12 Extract	Digital /Certified
6.	16/12/2025	Mutation Entries	Digital/Certified /Photocopy
7.	23/07/2019	N. A. Order	Photocopy
8.	26/06/2019	Demarcated Layout	Photocopy
9.	25/11/2021	Amalgamation & Sub-Division Order	Photocopy
10.	25/11/2021	Amalgamation & Sub-Division Plan	Photocopy
11.	22/10/2022	Commencement Certificate	Photocopy
12.	22/10/2022	Approved Plan	Photocopy

Note/Disclaimer :------

- The report does not comment on : The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).
- It is advised to ensure that the said property is in possession of the borrower/s Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2002 online Title Verification is available but each and every entry of all registered document is not properly filed up in systems. Therefore above Title Verification done as per available online record.

Date: 22/08/2026
Place: Jalgaon



R R Zaware
Rahul R. Zaware
Advocate & Notary



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	22-08-2026 14:06:43.933
Transaction ID / QRF NO	200478614945
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200478614945
Created By	PUSER
Creation Timestamp	22-08-2026:14:05:30.000
Search Reference Number	4636687729847

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	748
Plot Number	53
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	Chopda
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425107

Search Output Details





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200059758841
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	BUNGALOW
Survey Number / Municipal Number	748 37
Plot Number	748 37
Area	144.0
Area Unit	Square Metre
House / Flat Number / Unit No	ON
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	NOT AVAILABLE
Street Name / Number	...
Pocket	...
Locality / Sector	SHANTI REKHA PARK CHOPDA
City / Town / Village	Chopda
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425107
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400059213223
Transaction Id	200231273327
Total Secured Amount	1500000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	First Charge
Entity Identification Number	6X2X9X4X4
Created By	F00140015A
SI Creation Date In Bank	19-02-2022
SI Registration Timestamp In CERSAI Portal	28-02-2022:12:06:09.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	ROHAN	ARUN GHANSHYAM JAISWAL	Yes
2	Individual	KIRAN	NANDLAL SHIVLAL JAISWAL	No

Holder Details

Charge Holder Name	Office / Ward / Branch Name
HDFC LIMITED	RAMON HOUSE

Original View

Security Interest ID	400059213223
Transaction Id	200231273327
Total Secured Amount	1500000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	First Charge
Entity Identification Number	6X2X9X4X4
Created By	F00140015A
SI Creation Date In Bank	19-02-2022
SI Registration Timestamp In CERSAI Portal	28-02-2022:12:06:09.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	ROHAN	ARUN GHANSHYAM JAISWAL	Yes
2	Individual	KIRAN	NANDLAL SHIVLAL JAISWAL	No

Holder Details

Charge Holder Name	Office / Ward / Branch Name
HDFC LIMITED	RAMON HOUSE





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200231273327	Equitable Mortgage	Registration	F00140015A	28-02-2022 12:06:09.000	F00140015A	28-02-2022 12:06:09.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---





Government of Maharashtra
Department of Registration and Stamps



Receipt of Fee for Registered Document Search

Saturday, 22 Aug 2026 01:26 PM

Receipt No.: P-409/08/2026

Application ID- P22082600024

District Name - जळगाव

Applicant Name	Rahul Radheshyam Zawar
Property Details for Searching the Registered Document	District - जळगाव, Taluka - चोपड, Village - Chopda, Survey/CTS/GAT/Plot No. etc. - 748
Period of Search	2014 to 2026
Received Search Fee	Rs. 1000/-

Particulars	Amount	GRN	Defacement No.	Payment Date
eChallan	Rs. 1000/-	MH008825622202627P	0004949011202627	22-08-2026 13:25:54

This is a system-generated receipt. No stamp or signature is required.

